

Exhibit A

Applicability:
These restrictions and covenants are to run with the land herein conveyed and the entirety of the real property described below. These restrictions and covenants shall be binding to all owners, their successors, or assigns or persons claiming under them including future grantees until December 15, 2027 at which time said covenants shall be automatically extended for successive periods of five (5) years unless, an instrument signed by a majority of the then owners of the tracts of real property described below, has been recorded, agreeing to change said covenants in whole or in part.

Severability:
Invalidation of any portion of these restrictions, by court order or judgment, shall in no way effect or invalidate any of the other provisions, which shall remain in full force and effect.

Restrictions/Covenants:

1. No mobile homes shall be permitted at any time. Modular homes on permanent foundations are exempt.
2. No Recreational Vehicles (RV's) or tents shall be permitted as a residence or for living purposes. RV's and tents are permitted temporarily for camping purposes only, but not exceeding ninety (90) days.
3. No trash, refuse, abandoned or non-running vehicles, or any scrap metals are permitted at any time.
4. No commercial marijuana growing operations or marijuana storage facilities of any kind shall be permitted.

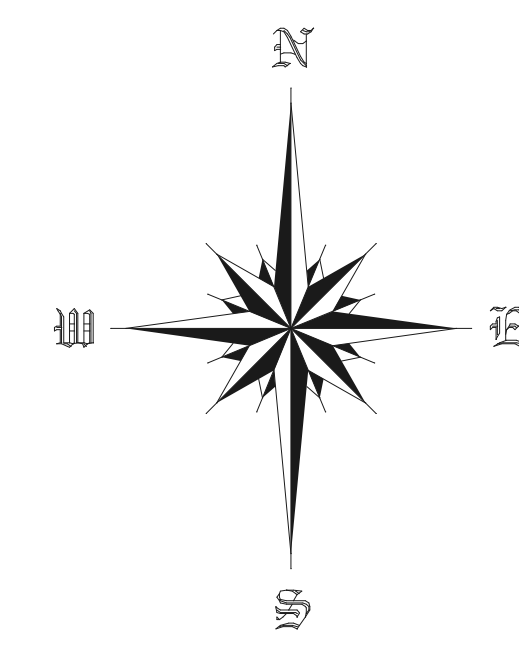
Enforcement:

If any of the parties hereto or their heirs or assigns or subsequent owner or tenant, shall violate or attempt to violate any of the restrictions herein it shall be lawful for any person or persons for whose benefit the restrictions were imposed including anyone owning real property located in the below described legal description, to prosecute any proceedings, at law or in equity, against the violator or attempted violator, and to either prevent him or them from the violation, or to recover damages, others due for such violations.

Bounds of the above restrictions and covenants.

QUIET HILLS ADDITION

A SUBDIVISION OF A PART OF THE S/2 OF THE SE/4 IN SECTION 33,
T3N, R21E,
LATIMER COUNTY, OKLAHOMA.
DEVELOPER: HANNAH NULL



BASIS OF BEARINGS:
Grid North as established by Oklahoma State Plane Datum: NAD 83 South Zone. Grid distances in US Survey Feet. Assumed S 01°33'14" E along the East line of the Southeast Quarter of Section 33-T3N-R21E.

FLOOD PLAIN CERTIFICATION:
This property IS IN a No digital data Flood Hazard Area, Reference being Community Map "LATIMER COUNTY," FIRM panel number,4005350200A, effective 05/15/1991.

DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATION:
The Oklahoma Department of Environmental Quality has approved this plat for the use of INDIVIDUAL PRIVATE water systems and INDIVIDUAL ON-SITE sewer systems on this ____ day of _____, 20____.

Environmental Program Specialist
Department of Environmental Quality

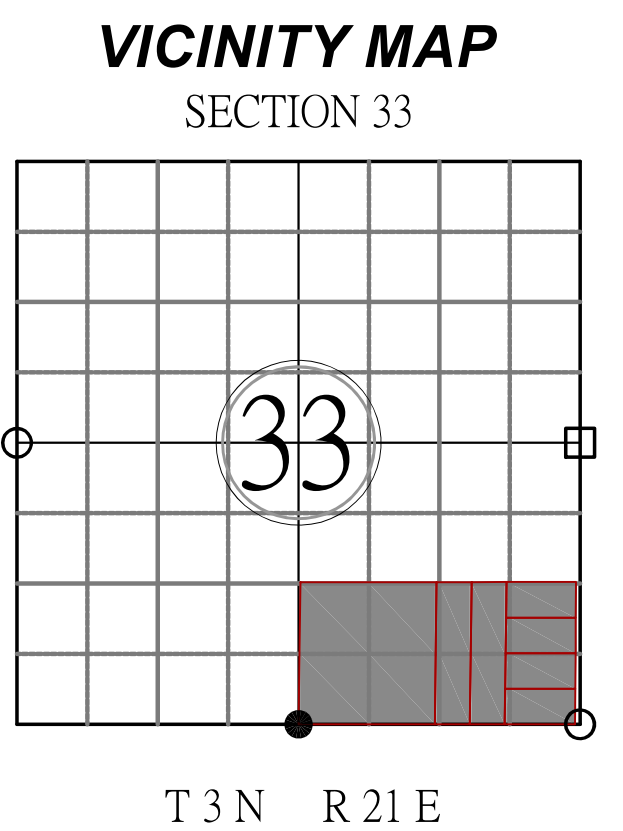
COUNTY COMMISSIONER'S CERTIFICATION:
I, _____, Chairman of the Board of County Commissioners for LATIMER County, Oklahoma, do hereby certify that said Board duly approved this Subdivision Plat of QUIET HILLS ADDITION, and we _____ DO NOT accept the roadways thereof as part of the LATIMER County road system, for maintenance.
Dated this ____ day of _____, 20____.

Chairman of the Board
LATIMER County Commissioners

X.XX Ac. = AREA FOR DEQ
THIS AREA IS THE REMAINING
LOT AREA LESS THE AREA
AFFECTED BY EASEMENT

COUNTY TREASURER'S CERTIFICATION:
I, _____, duly elected, qualified, and acting County Treasurer of LATIMER County, State of Oklahoma, do hereby certify that the tax records of said County show all taxes due for the parcel hereon identified as QUIET HILLS ADDITION, have been paid for the year 20____, and/or the required statutory security has been deposited in the Office of the LATIMER County Treasurer, guaranteeing payment of the current year's taxes.
Dated this ____ day of _____, 20____.

LATIMER County Treasurer



OWNERS CERTIFICATE AND DEDICATION:

The undersigned, HANNAH NULL (EXECUTIVE MANAGER) for BLUEBONNET MEAT COMPANY, LLC, does hereby certify: That BLUEBONNET MEAT COMPANY, LLC is the owner of the legal title and the only persons, firm, or corporation having any right, title, or interest in and to the land shown here, on the Subdivision Plat of QUIET HILLS ADDITION. We further certify: That as owner of the title to said land which is shown on this Subdivision Plat of QUIET HILLS ADDITION, does hereby reserve the areas indicated as "ROADWAY AND UTILITY EASEMENT" and "UTILITY EASEMENT" for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public roadway and utility, or roadway and utility functions or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation, and removal of any public or quasi-public roadway or utility. In all other respects, said roadway and utility easements are to be considered private property and part of the individual tracts through which they traverse.
We further certify: That said property, covered by this Subdivision Plat dedication, is subject to certain restrictions, reservations, and covenants as shown on the face of said Plat.

Witness our hand on this ____ day of _____, 20____.

By: _____
HANNAH NULL (EXECUTIVE MANAGER) for BLUEBONNET MEAT COMPANY, LLC

STATE OF OKLAHOMA
SS:
COUNTY OF LEFLORE

Before me, the undersigned Notary Public, in and for said County and State, on this ____ day of _____, 20____, personally appeared HANNAH NULL for BLUEBONNET MEAT COMPANY, LLC known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.

Witness my hand and seal the day and year above written.

My commission expires _____.

NOTARY PUBLIC

LEGAL DESCRIPTION FROM PARENT DEED (Book 920, Pages 767-8):

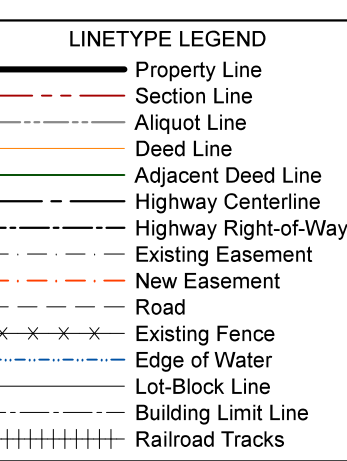
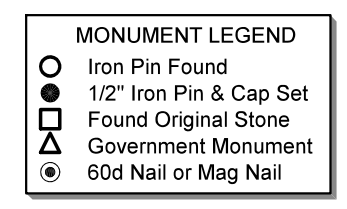
The South Half of the Southeast Quarter of Section 33, Township 3 North, Range 21 East of the Indian Base and Meridian, Latimer County, Oklahoma.
LESS AND EXCEPT: The East 50 feet of the South Half of the Southeast Quarter of Section 33, Township 3 North, Range 21 East of the Indian Base and Meridian, Latimer County, Oklahoma.



FD ORIG STONE @ THE NE CORNER OF THE SE/4 OF 33-T03N-R21E

FD 1/2" IRON PIN @ THE NE CORNER OF S/2 SE/4 OF 33-T03N-R21E

FD 1/2" IRON PIN @ THE SE CORNER OF THE SE/4 OF 33-T03N-R21E



SURVEYOR'S CERTIFICATION: TO HANNAH NULL
I, Jeffrey A. Rogers, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify to the named party shown hereon, that this plat is a true representation of a survey performed under my supervision on the date shown and that said survey meets the requirements of the "Oklahoma Minimum Standards for Land Surveying".

Jeffrey A. Rogers
Registered Professional Land Surveyor #1800
Date Signed _____

SEAL:

JOB# 21823	DWG NAME NULL1325	DRAWN BY: CKC
DRAWING SCALE 1"=200'	SURVEY BY: KVV	FIELD DATES: 06/09/2022
FIELD NOTES 641-6-10	REVISION	DATE
NO	BY	

McCLAIN SURVEYING, P.C.
REGISTERED PROFESSIONAL LAND SURVEYORS
OKLAHOMA & ARKANSAS
105 Hilkey, Pottawatomie, OK 74853
MCCLAINSURVEYING.COM | 581.641.2716

Certificate of Authorization #2338

QUIET HILLS ADDITION
SUBDIVISION PLAT

PART OF THE S/2 SE OF SECTION 33, T3N R21E
LATIMER COUNTY, OKLAHOMA